

CITY OF TORONTO

BY-LAW No. 737-2001(OMB)

To amend City of North York By-law No. 7625 in respect of lands municipally known as 181 Finch Avenue West.

WHEREAS, the Ontario Municipal Board by way of Orders issued on October 7, 1999 and November 23, 2000 determined to amend the General Zoning By-law for the former City of North York;

THEREFORE:

1. Schedules “B” and “C” of By-law No. 7625 of the former City of North York are amended in accordance with Schedule “1” of this By-law.
2. Section 64.23 of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

“64.23(102) C1(102)

DEFINITIONS

- (a) For the purpose of this exception, “dental laboratory” means a special purpose custom workshop solely dedicated to making custom-fitted prosthetic dental appliances by means that (a) do not involve light metal manufacturing, light plastic manufacturing or any other form of manufacturing or industrial use or activity on the premises save and except the storing and processing of small amounts of light plastics, light metals, ceramics and other nontoxic materials integral to the production of prosthetic dental appliances, and (b) do not create perceptible noise or vibration, or produce fumes, dust, or objectionable odour or waste material.

PERMITTED USES

- (b) The only uses permitted shall be dental laboratory, business office, professional office, professional medical office.

EXCEPTION REGULATIONS

- (c) Gross Floor Area

The maximum gross floor area shall be 400 m², of which no more than 112 m² may be devoted to dental laboratory workshop uses and no more than 24 m² to professional medical office uses. The maximum gross floor area limit of 400 m² shall not include the elevator shaft and all mechanical spaces, stairwells up to 12 m², and the ground floor lobby up to 20 m².

(d) Building Height

The maximum height shall be 8 metres or 2 storeys, whichever is the lesser, provided that the height of any part of the building does not exceed 70% of the horizontal distance separating that part of the building from the south property line.

(e) Yard Setbacks

The minimum yard setbacks shall be as follows:

- (i) Front yard setback: 0.0 metres;
- (ii) Side yard setback: 0.1 metres; and
- (iii) Rear yard setback: 16.0 metres.

(f) Parking and Loading

- (i) Only 11 parking spaces shall be provided, including three spaces reserved for the exclusive use of visitors, couriers and delivery vehicles; and
- (ii) No loading space shall be required.

(g) Landscaping

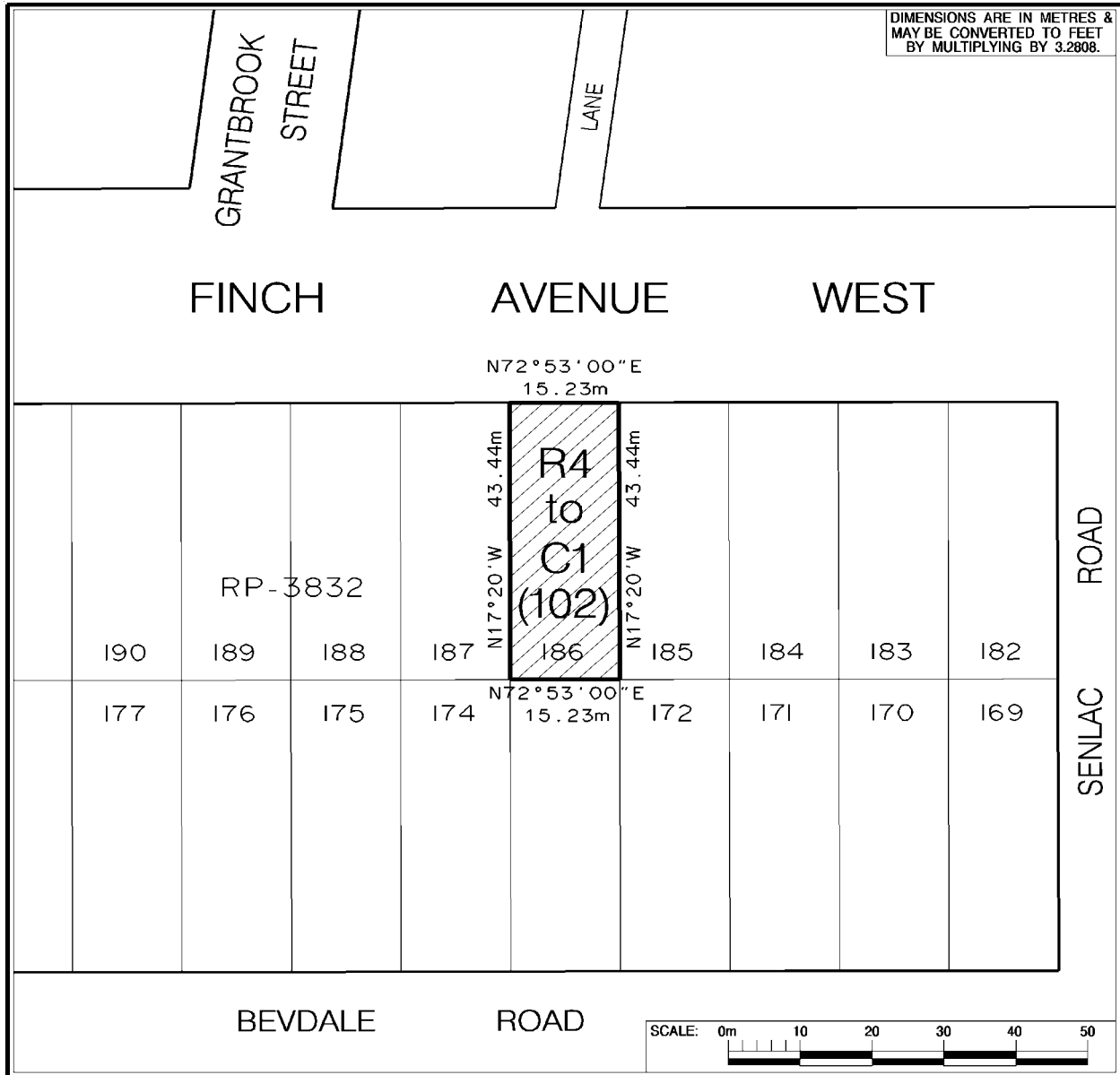
- (i) A minimum 1.5 metre landscape strip shall be provided along the rear property line;
- (ii) A minimum 0.5 metre landscape strip shall be provided along the east property line where it abuts the parking lot; and
- (iii) A minimum 0.0 metre landscape strip shall be provided along the west side property line where it abuts the parking lot.

(h) Lot Coverage

The maximum lot coverage shall be 51%”.

PURSUANT TO THE ORDERS OF THE ONTARIO MUNICIPAL BOARD ISSUED OCTOBER 7, 1999 AND NOVEMBER 23, 2000 IN BOARD FILE NO. PL990300.

SCHEDULE "1"



This is Schedule " 1 " to By-Law _____
 passed the _____ day of _____, 19 ____

(Sgd.) _____ (Sgd.) _____
 CLERK MAYOR

Location: Part of Lot 186, Registered Plan 3832

File No. UDZ - 99 - 02 | Prepared by: A . K . | Approved by: D . M . | Date: AUG 8/01 | Filename: SBL2958\ 4246

Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - North York Planning Department.
 Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.

Toronto
 City Planning Division
 North Toronto

SUBJECT PROPERTY